

STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014

RECEIVED

SEP 21 2006

HARFORD COUNTY

Shaded Areas for Office Use Only

Case No. 5572
Date Filed 9/7/06
Hearing Date _____
Receipt _____
Fee \$450.00

Type of Application

- ____ Administrative Decision/Interpretation
____ Special Exception
____ Use Variance
____ Change/Extension of Non-Conforming Use
____ Minor Area Variance
____ Area Variance
____ Variance from Requirements of the Code
____ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code _____

CASE 5572 MAP 56 TYPE Variance ELECTION DISTRICT 01

LOCATION 2106 Deadora Road, Bel Air 21015

BY James and Claudia Reyerson

Appealed because a variance pursuant to Section 267-36B Table IV of the Harford
CountyCode to permit a garage to be located within the 15' side yard setback (9.2'
proposed) and located within the 50' rear yard setback (47' proposed) in the R1 District
requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name JAMES T. REYERSON Phone Number _____

Address 2106 DEADORA ROAD BEL AIR MD 21015
Street Number Street City State Zip Code

Co-Applicant CLAUDIA R. REYERSON Phone Number _____

Address SAME AS ABOVE
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Land Description

Address and Location of Property

2106 DEADORA ROAD

Subdivision

SECTION V VALLEY VIEW PB.18 E.98

Lot Number

46

Acreage/Lot Size

19,126 SF

Election District

01

Zoning

R-1

Tax Map No.

56

Grid No.

3C

Parcel

489

Water/Sewer: Private

☐

Public

☒

List ALL structures on property and current use:

SPLIT FOYER BRICK AND FRAME
DWELLING

Estimated time required to present case:

30 MIN.

If this Appeal is in reference to a Building Permit, state number

N/A

Would approval of this petition violate the covenants and restrictions for your property?

NO

Is this property located within the County's Chesapeake Bay Critical Area? Yes

☐

No

☒

If so, what is the Critical Area Land Use designations:

N/A

Is this request the result of a zoning enforcement investigation? Yes

☐

No

☒

Is this request within one (1) mile of any incorporated town limits? Yes

☐

No

☒

Request

TO PERMIT A ONE CAR GARAGE ADDITION WITH A SIDE
YARD OF 9.2' FEET IN LIEU OF THE REQUIRED 15 FEET. AND
A REAR YARD OF 47 FEET IN LIEU OF THE
REQUIRED 50 FEET

Justification

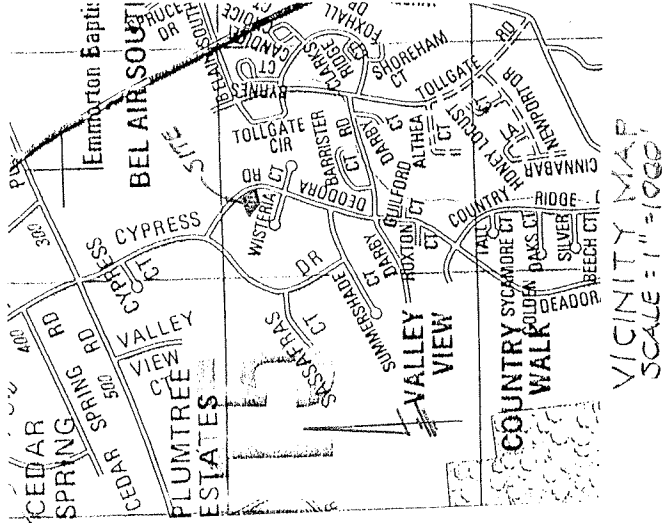
See Attached

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

JUSTIFICATION FOR VARIANCE

2106 DEADORA ROAD

THE OWNERS PREFER TO ATTACH THE PROPOSED GARAGE TO THE EXISTING DWELLING RATHER THAN AS A FREE STANDING ACCESSORY STRUCTURE. BECAUSE OF THE ARCHITECTURE AND CONFIGURATION OF THE LIVING SPACE WITHIN THE DWELLING, THE ONLY PRACTICAL LOCATION IS AS REQUESTED.



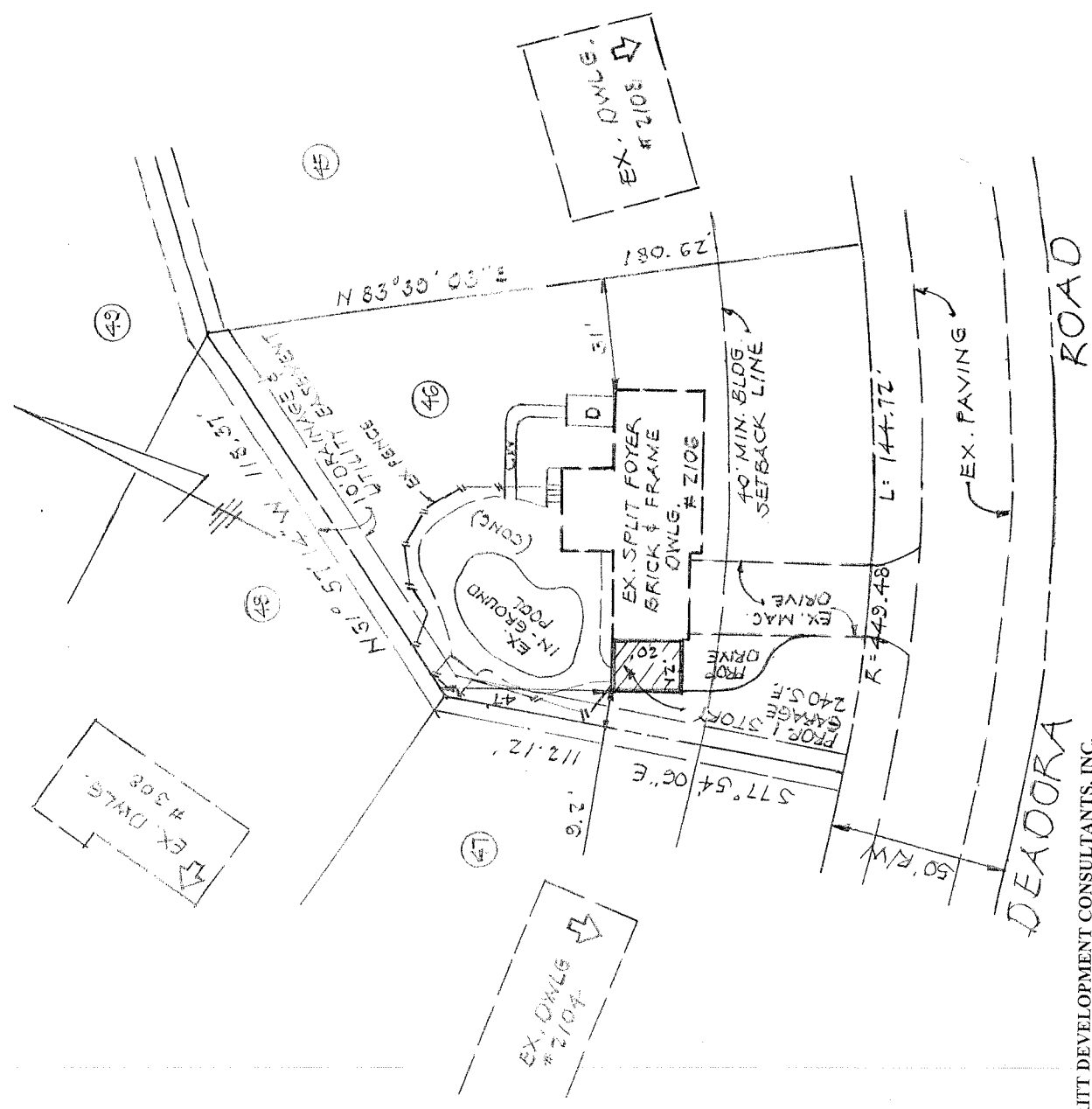
NOTES

1. ZONING.....R1
2. AREA.....19,126 S.F. = 0.439 AC.

OWNER
JAMES T. AND CLAUDIA R. REYERSON
2106 DEADORA ROAD
BELAIR, MD. 21015
ACCT. NO. 080482
DEED REF. L.1101 F.555

PLAT TO ACCOMPANY PETITION
FOR VARIANCE

2106 DEADORA ROAD
LOT 46, VALLEY VIEW PLAT 18/98
FIRST ELECTION DISTRICT
HARFORD COUNTY, MARYLAND
SCALE: 1 INCH = 30 FEET SEPTEMBER 1, 2006



MERRITT DEVELOPMENT CONSULTANTS, INC.
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